

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



## Colchester Vale, Forest Row, RH18 5HH

- ▼ Prime location in Forest Row Close to Ashdown Forest
- ▼ Four Double Bedrooms & Flexible Living Spaces
- ▼ Landscaped Garden With Patio & Vegetable Patches
- ▼ Detached Garage & Driveway
- ▼ Recent Upgrades to Roof, Exterior & Interior
- ▼ Potential for Additional Living Space Downstairs



### EPC RATING

Current:

57 | D

Potential:

82 | B

**Guide Price:**  
**£525,000 - £550,000**



## Colchester Vale, Forest Row, RH18 5HH

\*\*\*GUIDE PRICE £525,000 - £550,000\*\*\* Located in the sought-after village of Forest Row on the edge of Ashdown Forest, this charming, detached home offers spacious, versatile living. Set in the desirable Colchester Vale, it features a detached garage, driveway, and beautifully landscaped gardens, close to local amenities and Michael Hall School. The ground floor welcomes you with a spacious entrance hall, leading to a large lounge with plenty of natural light and an adjoining flexible room ideal as a family room, guest bedroom, home office, or playroom. The dining area enjoys garden views and opens onto a rear terrace, perfect for entertaining. The well-equipped kitchen includes ample units, integrated appliances, and direct access to the garden and garage. A utility room and downstairs W.C. complete this level. Upstairs, four double bedrooms with built-in storage enjoy pleasant views. The family bathroom features a modern suite with a shower over the bath. A loft hatch provides access to a boarded loft space for additional storage. Outside, the front driveway leads to a detached garage, with a lawn and gated side access. The rear garden is beautifully landscaped with mature shrubs, flowering plants, raised vegetable patches, a patio terrace, and seating areas ideal for outdoor relaxation. The property has undergone several upgrades, including new exterior updates like repointing, a new front door, roof felt, roof tiles, roof ventilation, and moss removal. Inside, there are new vinyl floors, a serviced Worcester boiler, smart meters, and space downstairs that could be used for a second bathroom. Additional improvements include damp proofing and a sleeved drainage system.

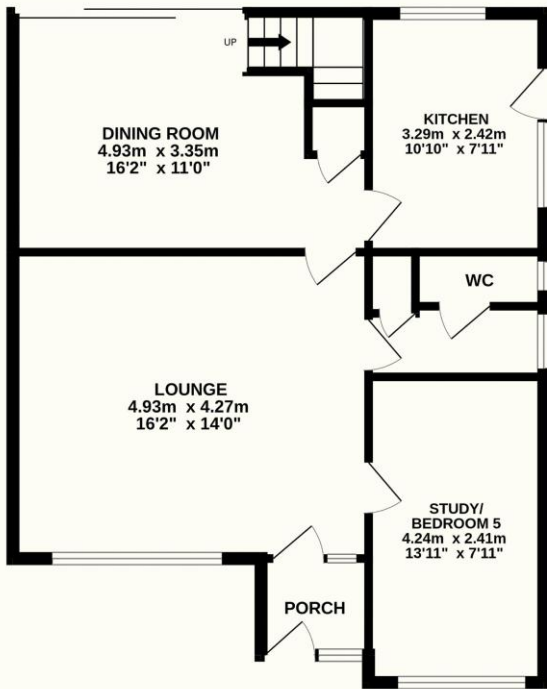
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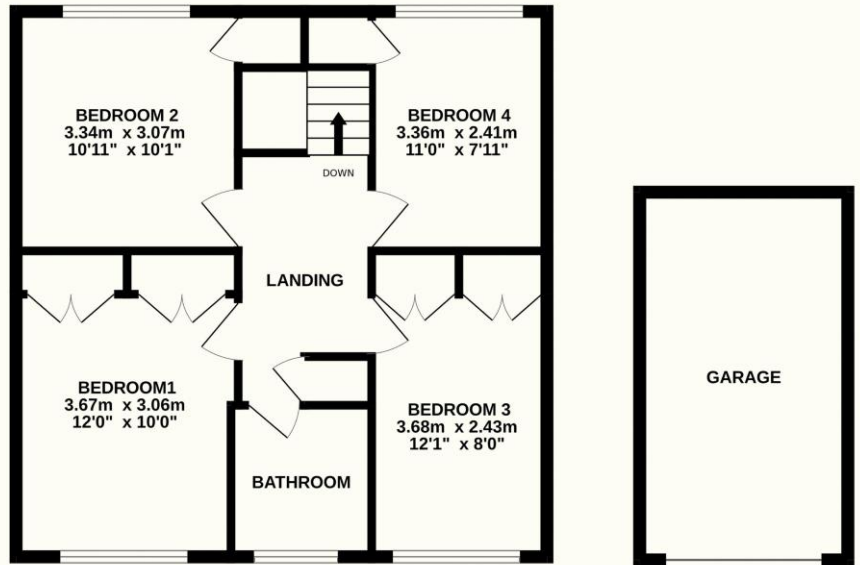




**GROUND FLOOR**  
61.8 sq.m. (665 sq.ft.) approx.



**1ST FLOOR**  
55.6 sq.m. (599 sq.ft.) approx.



**TOTAL FLOOR AREA : 132.1 sq.m. (1422 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: F

MAINTENANCE/SERVICE CHARGE: N/A

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